

BOIS BLANC ISLAND REAL ESTATE INC.
CURRENT LISTINGS
Updated 5/4/2023
PH (231)634-7375

~Lorrain (Larry) Phillips, Owner/Sales Associate ~ Cell 231-268-8828

~Sheila Hyde; GRI, Associate Broker ~ 239-273-2939

~ Jeff Liedel, Sales Associate ~ 734-697-8254

0. **0 Lower Mognrain, Cheboygan, MI 49721** ~ Black River .64-acre lot with about 175' of Black River frontage! Waterfront at this price!? Oh my! Great spot to camp and get away or build you waterfront dream home/cottage. Lot has easement for access, this easement is established on paper but is not physically in place-survey is recorded. *One of the sellers is a licensed agent in the state of Michigan.* *PLEASE BE CONSIDERATE OF THE NEIGHBORS WHEN LOOKING AT THIS PARCEL! 3 LARGE DOGS AT NEIGHBOR HOUSE-PLEASE USE YOUR AGENT TO LOOK AT LOT!!!* **Asking Price \$38,000**
1. **740-023-00 Philadelphia Ave., BBI, MI 49775** ~ Lots 34-39 Block 11 Huron Shores Sub. Beautiful lots walking distance to Lake Mary dock! Subdivision road not in place but is platted. Lots measure 25 x 125 each or 150' x 125' total or almost ½ acre! Away from the hustle and bustle. **Asking price of all 6 lots is \$6,600.00**
2. **740-036-10 Boston Ave., BBI, MI 49775** ~ Lots 74-83, Block 16 Huron Shores Sub. Amazing high dry lots in Huron shores, not far from Lake Mary Dock & Lake Huron. Lots are about 450 feet North of Maple Ave & about 300 feet West of Beech Ave. so it shouldn't be too difficult to cut in a driveway. 10 lots each measuring 25' x 125' or a total of 250' x 125' or .71 acres +/-! Lot of State land nearby for ease in hunting from this little piece of paradise! **Asking price for all 10 lots is \$8,000~SALE PENDING!**
3. **740111 Cedar Ave., BBI, MI 49775** ~ Lots 80-84, Block 39 Huron Shores Sub.5 lots measuring 25x125 each or 125 x 125 total or a little over 1/3 of an acre! Cedar Ave is platted on paper but not physically put it, lots are about 500' North of Maple. Nice high and dry lots surrounded by State land! Walking distance to Lake Mary dock & Lake Huron! Perfect spot for your piece of paradise! Sale subject to court approval. **Asking price for all 5 lots as a package is \$6,000.00**
4. **760-002-00 Lincoln Park Blvd., BBI, MI 49775** ~ **Lot 21 Lake Mary Sub** is a gorgeous, high and dry lot tucked in but not far off County Road! Electric power available and two track road in place runs right by lot. Access all year is a breeze! Lot is 100' feet on Lincoln Park and 394 feet deep or .90 acres+/- . Access to both Lake Mary and Lake Huron within walking distance and a short drive or long walk to Lake Mary Dock. **Asking price \$12,000**
5. **663 Red Wing Dr., BBI, MI 49775** ~ **"Walk-a-bout"**. Great 3 bedroom, 2 bath home sitting on 80 acres of amazing woods!! Off Grid living at its best, with total seclusion form the "Real World" electric by generator. Vinyl exterior & metal roof make this amazing home virtually maintenance free! This has been an excellent vacation home and Deer Camp, The Perfect Escape in the Middle of Beautiful Bois Blanc Island in the Straits of Mackinac.

Perfect for a family or a group of friends to pursue the wildlife that abounds on this parcel!!
Asking Price \$350,000

6. **025-016,017,031,032 Red Wing Drive, BBI, MI 49775** ~ 4-10-acre parcels located on established two tracks! 40 acres total in great hunting and secluded area yet with access! No power available. This acreage is gorgeous!! Don't miss out! **Asking price \$74,900.00**
7. **880-002-10, 009-00 & 010-00 E. Huron Dr., BBI, MI 49775 ~ Lots 1-5, Block 2 S. R. Turners Lake View Highlands Sub.** High and dry lots with electric available and county road frontage! Located at the Southwest corner of Washington Park Blvd and E. Huron these lots offer ease in access all year around! Access to Lake Huron walking distance away! Total measurements for lots are 250' x 139'+/- or .79 acres. **Asking price for all 5 lots \$30,000**
8. **1326 E. Huron, BBI, MI 49775** ~ Beautifully crafted, well-built 2 story home with, 3 bedrooms, 2 bath. Amazing pole barn! 106 feet of amazing Lake Huron Frontage! This is the place to be to catch the amazing sunrises to start your day! **Asking price \$549,000**
9. **1327 E. Huron Ave., BBI, MI 49775** ~ Private is what describes this beautiful log home! Home boasts 2 bedrooms in addition to a loft that holds 2 more bedrooms! Full kitchen in full basement with a partial kitchen on the main floor. Two full baths, 1 up and 1 down. Beautiful glass enclosed room to cozy up and enjoy the scenery or use the open porch off the basement to enjoy the fresh air. Two car+ detached pole barn garage plus a shed for added storage. Large families or a hunting group come to mind for this home. **Asking Price \$260,000.00**
10. **660121-124 Lincoln Ave., BBI, MI 49775** ~ 1.37 acres just far enough off county road to be private yet close enough to be anywhere in minutes! Lincoln is not cut in physically, but lot is only about 200' off county road. This parcel is high, dry & waiting for your imagination! electric power is on lot adjacent to this parcel, so may be easy to gain access to power. Follow Lincoln to the water for your Lake Huron Access. **Asking Price \$15,000**
11. **660-133-00 Lincoln Ave, BBI, MI 49775** ~ Secluded 51.9' x 200'+/- lot. Part of lot 127 Crystal Beach Subdivision. Road by this lot is platted but not physically in place. Great spot to hunt or get away! **Nicely priced at \$3,000.00**
12. **915 E. Huron/Florence, BBI, MI 49775** ~ 10 Beautiful Lots In Fruitland Sub with Well kept Mobile home in Place, Well, Septic Conventional Roof built over Mobile Home that includes the perfect covered porch area. In a subdivision but yet plenty of privacy. Includes 2 sheds. it is ready for you to come light that perfect campfire in large Bonfire pit.! Great place to get away from the 'Real World" at an affordable price!! **Asking Price \$85,000**
13. **L28B27 Webber Ave., BBI, MI 49775** ~ Single lot in Fruitland Sub, close to Nature conservancy land and secluded. Located on Webber Ave (which is not cut in) electric power nearby but not on lot. Lot is fully wooded and measures 35' x 125'. **Asking price \$3,000**
14. **720142 Bruce St., BBI, MI 49775** ~ Amazing two lots in Fruitland sub with subdivision roads in place by lots and Electric power available. Not far off county road for ease in

access. Lake Huron access within walking distance. Each lot measures 35' x 125' or 70' x 125' total for about 1/4 acre. Nature conservancy land not far away for amazing hunting. **Asking price for the pair \$4,500~SALE PENDING!**

15. **720-179-00 John R., BBI, MI 49775 ~ Lots 1-5, Block 20 Fruitland Sub.** Each lot measures 35' x 125' for a total of 175' x 125' or .50 acres+/- . Super nice high and dry lots, road by these lots is only a two track or path. Super great spot with wildlife galore! **Asking price for all 5 lots is \$4,500 ~ SOLD!**
16. **720-185-00 Dorothy Ave, BBI, MI 49775 ~ Are you looking for an amazing hunting property? This is it!!** 10 lots located at back of Fruitland Subdivision and fronting on two sub roads, but these sub roads are not in place to or by these lots. Lots measure 35' x 125' each or a total of 175' x 250' or 1.004 acres. Lots border conservancy property to the back or West-ish creating more privacy! Great get-a-way spot! **Asking price for all 10 lots as a package is \$10,000**
17. **313 Thompson Lk. Rd., BBI, MI 49775 ~** 150 feet of Thompson Lake Waterfrontage and 10 acres! Lot boasts a refurbished shed and a well! Some clearing has been completed to the drive and additional spot for possible future cabin. This parcel is in a great hunting area and very secluded. Want to get away from it all? This is it! **Asking price \$37,000-SALE PENDING!**
18. **351 & 352 E. Huron Dr., BBI, MI 49775 ~** Lots are High and Dry, currently surrounded by State land with state beach across street. Great little spot to build that little cabin on Boblo, with waterfront on Lake Huron, right there! **Asking Price for the pair is \$10,000~SALE PENDING!**
19. **027-004-10 E. Huron Dr., BBI, MI 49775 ~** Gorgeous parcel just East of Packard Point located in Packard Bay offering a bit of protection. The piece boasts 300 feet of Lake Huron Frontage and 6.76 acres+/- . County road frontage and electric power run through the property for ease in building. Building site will be across county road from Lake Huron. Want a parcel where you won't see your neighbors? **This is it! Asking price \$90,000**
20. **028-006-45 E. Huron, BBI, MI 49775 ~ Parcel 4, GL 2 & 3, Sec 28,** Located about 1-mile East of Twp. dock this 370' Lake Huron waterfront parcel is nestled in between Insel Haus B & B and the old Boathouse Restaurant/Motel. Great views and awesome spot for your future cabin! Lot is 370' x 400' x 20' x 269.07" or 1.39 +/- acres and encompasses both sides of county road. Electric power nearby. **Offered @ \$109,000.00**
21. **028-006-55 E. Huron, BBI, MI 49775 ~ Parcel 5, GL 2 & 3, Sec 28,** Located about 1-mile East of Twp. dock this 186' Lake Huron waterfront parcel is nestled in between Insel Haus B & B and the old Boathouse Restaurant/Motel. Great views and awesome spot for your future cabin! Lot is 186' x 269' x 150' x 268' or 1.00 +/- acres and encompasses both sides of county road. Electric power nearby. **Offered @ \$55,800.00~SALE PENDING!**
22. **028-007-30 East Huron Dr, BBI, MI 49775 ~ 18 Acres with over 315' on Lake Huron.** Plenty of room to Build your Cabin in the woods with you own Lake Huron frontage across the street. Wildlife abounds. Parcel Is Immediately West adjacent to The Hide away BnB.. **Listed for \$179,000.00**
23. **840-145-00 Allegheny Ave, BBI, MI. 49775 ~ Pines!!** Lots 14-18, Block 10 Pointe Aux Pins Sub. 5 back lots located on the corner of Allegheny & Onondaga. Lots are 50' x 100'

each or 250' x 100' total! Great area, close to everything! Perfect building site for your island get-a-way! **Asking \$22,500**

24. **860031032 Huron Ave., BBI, MI 49775 ~ The Pines!**~two lots located between the "gold coast" and the Gazebo! Rare offering of two vacant lots to develop to your liking. Lots measure 100' x 150' total or 1/3 acre! Subdivision road is in place in front of these lots and electric power is nearby! Partial clearing on lots could be your future driveway! Secluded feeling yet close to everything! Spend the day on the beach in front of these lots by just walking across the subdivision road! **Asking price for the pair is \$49,500**
25. **2699 Straits View Lane, BBI, MI 49775** ~ This is a brand-new home. Comes mostly furnished. Great view of the Straits & the Mac Bridge! The property boasts a 30' x 50' pole barn with cement floor & doors on both ends! Come enjoy the wonderful views and privacy! **Asking price \$529,000**
26. **M-015-001-00 Straits View, BBI, MI 49775** ~ Parcel M, GL 1-3, Sec 15, West End Acreage! 16.2 acres with County Road frontage & shared driveway in place for ease of access. Electric power nearby but not at lot. Hardwoods & softwood speckle this awesome parcel! Peaceful and quiet best describe this area! Perfect spot for your get-a-way spot! Lot will be surveyed and well-marked! Lot measures 815 x 1481.20 x 557.6 County Road frontage x driveway. **Asking price \$38,000-SALE PENDING!**
27. **2965 Lime Kiln Pointe Road, BBI, MI 49775** ~ Barndominium!!! Beautiful 5 acre parcel, clearing and Mature hard woods both! Barn Structure is 1360 Sq. Ft. with 784 sq. ft. of living space, Very nicely done with that cozy feeling!! 2 bedrooms & 1 bath makes this place perfect! Rest of area is ready to house all your Toys!! **Asking price \$174,900~Sold!**
28. **3117 S. Lakeshore Drive, BBI, MI 49775** ~ All I can say is WOW! Views, Views & more Views! Billion \$ view of the Mackinac Bridge from spacious deck! This amazing west end home boasts 2-3 bedrooms with many other rooms in home that could be used as sleeping space, 1.5 baths, 2 car attached garage, grand room concept in living/dining & kitchen! Nice back 3 season room for separation and added privacy plus a game room for the kids or the kid in all of us with slot machines, foosball table, air hockey table and pool table all staying with the property! Everything stays, a list will be provided of what seller is keeping, this home is turnkey! Bluff lot is 120' on Lake Huron and 590' deep or 1.55 acres! **Asking price \$439,900.00**
29. **1372 E. Huron, BBI, MI 49775** ~ Spectacular waterfront lot on East end of Bois Blanc with views of east side of Cheboygan! Lot is 106.50 feet of waterfront on Lake Huron and 764 feet deep or 1.87 acres! Lot boasts a 52' x 5' well, a 1000-gallon x 600 square foot field septic, driveway and partial clearing in place! Ready for you to camp on or build your dream cottage! A gorgeous limestone beach leads you to the aqua colored waters of the South Channel! **Asking Price \$99,900**
30. **03100370 Sioux Ave, BBI, MI 49775** ~ Twin Lakes frontage! Spectacular 23.18-acre parcel with 140 feet of frontage on the very Western tip of Twin Lakes. It's rare when frontage on this lake becomes available! County road frontage and nestled between the Pines and lafrate drive on North side of county road! Close to everything yet with the feel of being in the middle of nowhere! Mix of Hardwoods and Cedar Forest. Wildlife is virtually everywhere on this parcel. This lot is splitable, the possibilities are endless! **Asking price \$65,000**

